



June 28, 2016

Antonio G. Acosta
10305 NW 41 Street
Suite No. 115
Miami, FL 33178

Re: Administrative Site Plan Review of: ASPR # A2015000037

Name/Date of Plan:

Plans entitled: **"Presidente Supermarket"**, as prepared by Gustavo J. Ramos, Architecture/Planning/Interiors, consisting of nine (9) sheets, dated/stamped/received May 11, 2016; landscape plans, as proposed by Reitzel Design Group Landscape Architecture, consisting of one (1) sheet, dated/stamped/received May 11, 2016, for a total of ten (10) sheets.

Section-Township-Range: 21-53-41

Legal Description: Tract "A" of "Phoenix Homes" according to the Plat thereof, as recorded in Plat Book 138 at page 9 of the Public records of Miami-Dade County, Florida.

Dear Mr. Acosta:

The staff of the Department of Regulatory and Economic Resources has reviewed and approved your request for site plan approval of the aforementioned development plan, **a mixed use development consisting of 27,051 sq. ft. of retail area and 30 apartment units**, subject to the following conditions:

1. That a site plan be submitted to and meet with the approval of the Director upon the submittal of an application for a building permit and/or Certificate of Use; said plan to include among other things, but not be limited to, the location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for ASPR review entitled **"Presidente Supermarket"**, as prepared by Gustavo J. Ramos, Architecture/Planning/Interiors, consisting of nine (9) sheets, dated/stamped/received May 11, 2016; landscape plans, as proposed by Reitzel Design Group Landscape Architecture, consisting of one (1) sheet, dated/stamped/received May 11, 2016, for a total of ten (10) sheets.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant obtain a Certificate of Use from the Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
5. That the applicant submit to the Department for its review and approval a landscaping plan which indicates the type and size of plan material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.
6. That the applicant shall comply with all applicable conditions and requirements of the Miami-Dade County, RER Department - Division of Environmental Resources Management (DERM).
7. That the applicant shall comply with all applicable conditions and requirements of the Miami Dade County, RER Department - Land Development - Traffic Concurrency / Platting Division.
8. That the applicant shall comply with all applicable conditions and requirements of the Miami-Dade County Fire Rescue Department.
9. That the applicant shall comply with all applicable conditions and requirements of the Miami-Dade Water and Sewer Department.
10. That in the event of multiple ownership, a homeowner association, Special Taxing District or Community Development District be established in accordance with applicable regulations to assure that all common areas and facilities for use of all residents shall be maintained in a continuous and satisfactory manner, and without expense to the general taxpayer of Miami-Dade County at the time of recording of the subdivision plat.
11. That the applicant shall proffer a Declaration of Restrictions to the Department of Regulatory and Economic Resources indicating that a minimum of twelve and a half (12.5) percent of the proposed units (4 units) be set aside for Workforce Housing as defined in Section 33-284.82 of the Miami-Dade County Code.

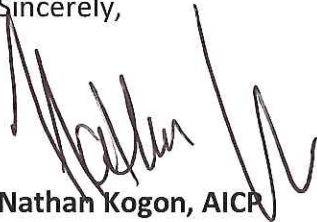
This letter serves as formal notification that the Miami-Dade County Department of Regulatory and Economic Resources recommends that the applicant proceed with the permitting process so

long as development remains in substantial compliance with said plans. Substantial deviation from approved plans will require review by the Department.

This item has been reviewed and approved for consistency with the standards of Ordinance #89-66, adopted on July 11, 1989, which established Miami-Dade County's Concurrency Management Program.

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Nathan Kogon', is written over the printed name.

Nathan Kogon, AICP
Assistant Director
Development Services Division
Department of Regulatory and Economic Resources

cc:

Amina Newsome, Zoning Senior Chief
James Byers, Permitting Division Chief
Raul A. Pino, Chief, Platting and Traffic Review Section
Ronald Connally, Zoning Hearings Section

NK:GB:MEC